

**CPAM 1995-0001**  
**Route 7-Cascades Parkway Interchange**

Adopted June 21, 1995

## Amendments to the Eastern Loudoun Area Management Plan:

1. Amend Figure 5, Page 36, (Attachment 3) to add a Regional Commercial Center Locations designation to the southeast quadrant of the Route 7- Cascades Parkway interchange.

2. Amend Policy G. 2. Southwest Quadrant of [Route 7/637] Intersection, Page 53:

"This property should be developed with office/light industrial uses to be a transition between the industrial **uses and the small regional shopping center** to the west and the residential area to the east. Access should be limited to one location on Route 637. Low density offices that respect the many environmental features of the land area will be encouraged."

3. Amend Table 2, Page 121 to state:

Type of Facility	No. of Centers	Size Sq. Ft.	Service Area
Small Regional Mall	4	<del>600,000</del> 400,000 - 850,000 gross leasable area	25-30 minutes

4. Amend Policy 5, Page 126:

"In the development of ~~the various scales of regional facilities~~ **regional commercial centers**, the following design standards should be followed:

- d. Grade separated interchange contributions proffered by the developers for free flow traffic ~~provided, however, that~~ **The center at the Route 7 - Cascades Parkway interchange shall have access to Route 7 only by the existing grade separated interchange provided the major roads connecting to the interchange are completed or being constructed to their planned ultimate condition (i.e. accommodating four lanes of traffic).**

5. Amend Policy 10, Page 127:

**"South of Route 7, the property ~~between the Pocahontas (now Loudoun Tech Center) property east of the Price Club and the designated Small Regional Commercial Center location in the southeast quadrant of the Route 7- Cascades Parkway interchange properties, zoned PD-IP, south of Route 7 and west of Route 637~~ should be considered for local office and institutional uses as a transition between more intensive uses to the west and lower density residential uses to the east of Route 637.**

6. Amend Figure 5, Page 128, (Attachment 4) to add a Regional Commercial Center locations designation to the southeast quadrant of the Route 7 - Cascades Parkway interchange.

7. Amend text of C. Rezoning Guidelines, Page 131:

This plan provides for one large regional retail facility and ~~three~~ **four** small regional retail facilities.

8. Amend Appendix II, Regional Centers, Page 136:

Size: Large **Regional Commercial Center**, 75 acres and up; 600,000 - 1.2 million square feet. Market service population of 150,000 and up.

**Small Regional Commercial Center**, 25 - 75 acres, 400,000 - 850,000 square feet.  
**Market service population 100,000 and up.**

Figure 5

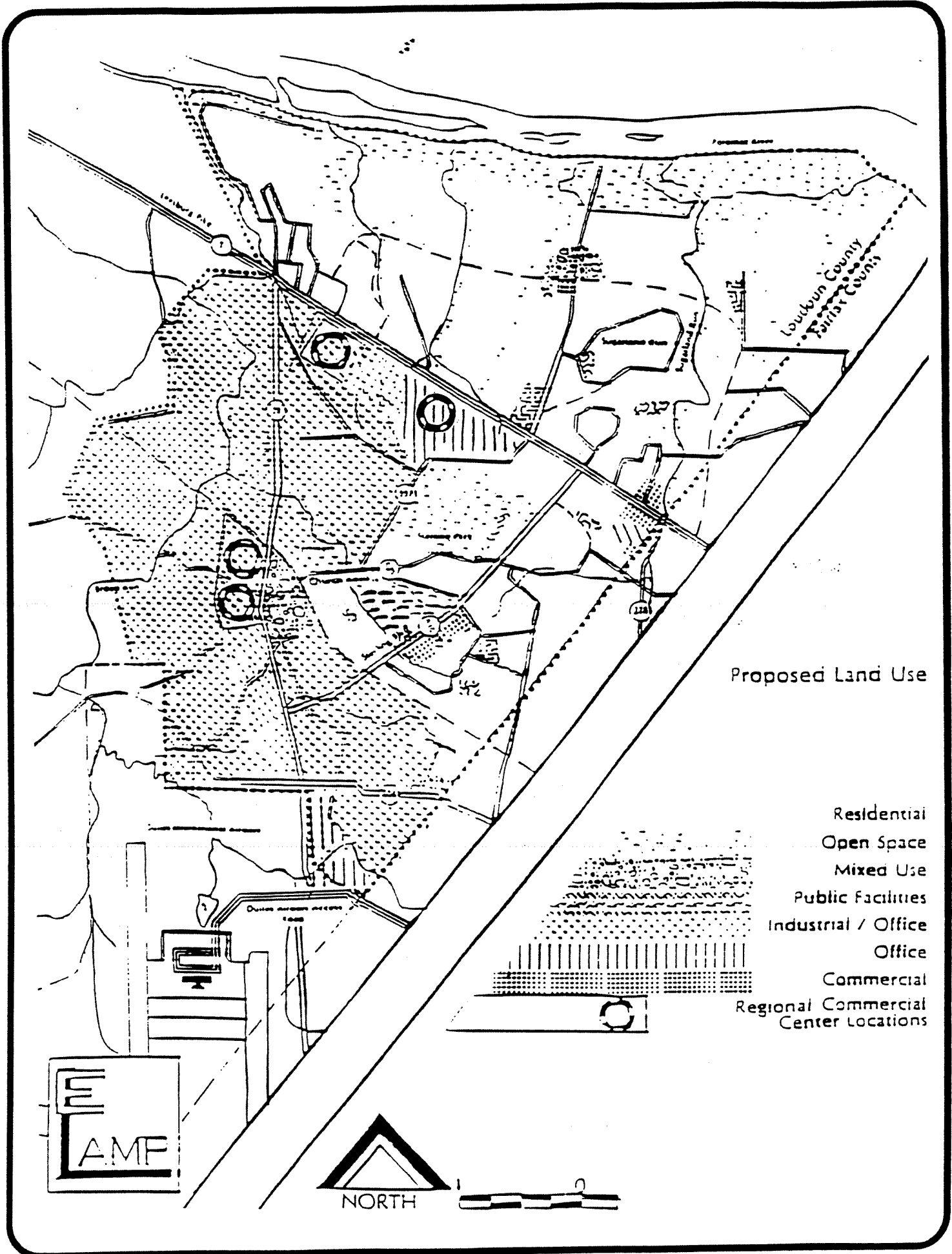


Figure 5

